Karen Johnson Davidson County
Batch# 659377 DEEDWARRSP
06/17/2021 03:16:30 PM 9 pgs
Fees: $48.00 Taxes: $15,374.02
20210617-0082215

This instrument prepared by:
Reed Smith LLP
225 Fifth Avenue
Pittsburgh, PA 15222
Attn: Paul Didomenico, Esq.

Store No. 9762

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
2909 Murfreesboro Pike Antioch LLC	Walgreen Co./Tax Department	150 00 0 263.00
c/o Orion Buying Corporation, 200 South Biscayne Boulevard, Seventh Floor	P.O. Box 1159	
Miami, Florida 33131	Deerfield, Illinois 60015	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **WALGREEN CO.**, an Illinois corporation, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto the said **2909 MURFREESBORO PIKE ANTIOCH LLC**, a Florida limited liability company, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto.

BEING the same property conveyed to the Grantor by Scott C. Butler by virtue of that certain General Warranty Deed dated May 11, 2005 and recorded on May 12, 2005 with the Davidson County, Tennessee Register of Deeds as Instrument No. 20050512-0053936.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns forever.

UNDER AND SUBJECT to all items listed on Exhibit B attached hereto and made a part hereof.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Grantor caused this instrument to be executed as of the 24th day of May, 2021.

WALGREEN CO.,
an Illinois corporation

By: _____
Name: Richard N. Steiner
Title: Director and Managing Counsel

STATE OF ILLINOIS)

COUNTY OF LAKE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard N. Steiner, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Director and Managing Counsel of Walgreen Co., an Illinois corporation, and is authorized to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 24th day of May, 2021.

_____
Notary Public

My Commission Expires: _____

GLENDA R. BOECHER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires May 07, 2023

STATE OF ILLINOIS)

COUNTY OF LAKE)

The actual consideration or value (whichever is greater) for this transfer is $4,155,140.19.

JB _____
Affiant

Subscribed and sworn before me, this 24th day of May, 2021.

_____
Notary Public

My Commission Expires: _____

GLENDA R. BOECHER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires May 07, 2023

EXHIBIT A

LEGAL DESCRIPTION

[attached]

2909 Murfreesboro Pike
Antioch, Tennessee, Store No. 9762

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lots No. 1 and 2, on the Plan of Hamilton Acres Lots 1 and 2, First Revision, as shown on plat of record in Plat Book 11190, Page 130 and being corrected by Owners Certificate of Correction recorded in Instrument No. 20000830-00085732, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Walgreen Co., by General Warranty Deed from Scott C. Butler dated May 11, 2005, recorded May 12, 2005 in Instrument No. 20050512-0053936, in the Register's Office of Davidson County, Tennessee.

LESS AND EXCEPT that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County by Quitclaim Deed from Walgreen Co. dated January 17, 2006, and recorded January 27, 2006 in Instrument No. 20060127-0010721, as follows:

Being a proposed parcel of land in the 33rd Councilmanic District of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING in the southwest right-of-way of Murfreesboro Pike being located 50.6 feet from the center line of Murfreesboro Pike; Thence, along said right-of-way line North 47 degrees 59 minutes 40 seconds West, a distance of 242.88 feet; Thence with a curve to the left, said curve having an arc of 26.77 feet, with a radius of 50.00 feet, with a chord bearing of North 63 degrees 20 minutes 13 seconds West for a distance of 26.46 feet; Thence, leaving said right-of-way along and across the Walgreen Company Property, of record in Inst. No. 00010831-0000098 South 47 degrees 59 minutes 40 seconds East, a distance of 269.33 feet; Thence, North 34 degrees 24 minutes 10 seconds East, a distance of 7.06 feet to THE POINT OF BEGINNING.

Address: 2909 Murfreesboro Pike, Antioch, Tennessee

Tax Parcel Number: 150 00 0 263.00

EXHIBIT B

PERMITTED ENCUMBRANCES

[attached]

2909 Murfreesboro Pike
Antioch, Tennessee, Store No. 9762

Permitted Encumbrances

1. General Real Estate Taxes for tax year 2021 and subsequent years, a lien not yet delinquent.

2. Matters as shown on plat recorded in Plat Book 8250 at Page 963, Plat Book 11190 at Page 130, and as set forth in Instrument 20000830-00085732.

3. Sanitary Sewer Easement as shown on plat recorded in Plat Book 7900 at page 77.

4. StormWater Detention Agreement by and between California-Texas Properties, Inc. and The Metropolitan Government of Nashville and Davidson County, as recorded August 22, 1988 in Book 7632 at page 962.

5. Grant of Anchor Easement, described as NES Anchor Easement Tract Two, to the Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded January 15, 1997 in Book 10319 at page 987.

6. Easement(s) granted to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded May 10, 1999 in Book 11471 at page 11.

7. StormWater Detention Agreement by and between Scott C. Butler and the Metropolitan Government of Nashville and Davidson County, as recorded May 10, 1999 in Book 11471 at page 140.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded July 26, 2005 as instrument 20050726-0087204.

9. Such state of facts set forth on plat recorded with Quitclaim Deed from Walgreen Co. to The Metropolitan Government of Nashville and Davidson County, recorded January 27, 2006 as instrument number 20060127-0010721.

10. All matters shown or raised by that certain ALTA/NSPS Land Title Survey dated February 3, 2021, as revised, prepared by Alfred J. Kesler of Southern Geomatics Services, LLC on behalf of GRS Group.

11. Current building codes, set back restrictions, zoning regulations and ordinances and other matters restricting the use of the property, and any violations thereof.

12. All applicable laws affecting the property.

13. Acts of grantee and those claiming by, through, or under grantee.

True Copy Certification

I, Sarah Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IL

County of Cook

Personally appeared before me, Kristen Bereckis, a notary public for this county and state, Sarah Wilson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

KRISTEN A. BERECKIS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 01, 2022